
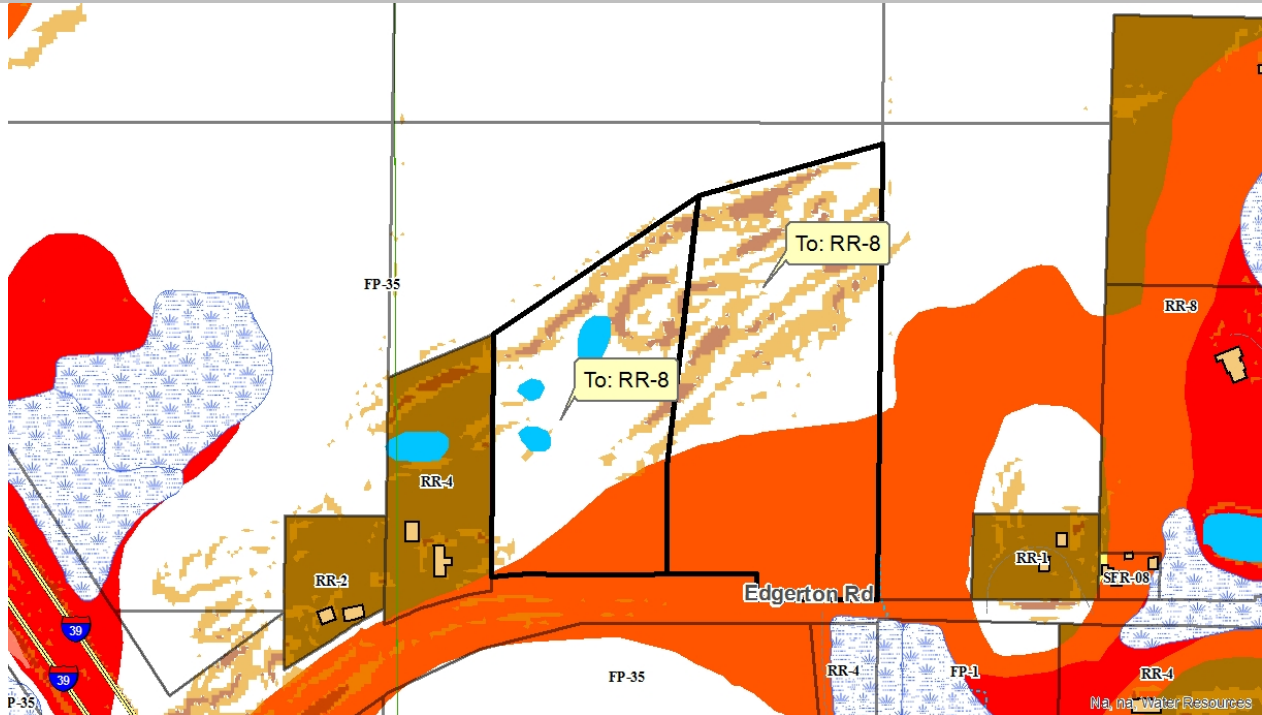


Staff Report  Zoning and Land Regulation Committee Questions? Contact: Majid Allan – 267-2536	<i>Public Hearing:</i> February 25, 2020	Petition 11520	
	<i>Zoning Amendment Requested:</i> FP-35 (General Farmland Preservation) District TO RR-8 (Rural Residential, 8 to 16 acres) District		<i>Town/Section:</i> ALBION, Section 22
	<i>Size:</i> 23.5 Acres	<i>Survey Required:</i> Yes	<i>Applicant</i> OLSON LIVING TR, NANCY J
	<i>Reason for the request:</i> Creating two residential lots		<i>Address:</i> EAST OF 663 EDGERTON RD



DESCRIPTION: Applicant proposes to create two new RR-8 (Rural Residential) zoned parcels for future residential development. The total area to be rezoned is approximately 23.5 acres. The proposed westerly lot would be approximately 9.5 acres in size, while the easterly lot would be approximately 14 acres in size.

OBSERVATIONS: Current land uses on the property are agriculture (~7 acres) and woodland (~16.5 acres). Class II soils with hydric (wet) inclusions are present on roughly 30% of the subject property. Surrounding land uses include rural residential and agriculture / open space. There appear to be several small, isolated shallow wetlands or “ponds” located on the westerly proposed parcel. There also appears to be a poorly drained area located in the middle of the cropped area. There are large suitable areas of upland on which to build on both proposed lots.

TOWN PLAN: The property is located in the town’s agricultural preservation area.

RESOURCE PROTECTION: There is a small area of resource protection corridor associated with the isolated ponds and a few areas of steep slope topography present toward the north of the subject property. As noted above, there appear to be sufficient areas on which to build that will not impact the environmentally sensitive areas.

STAFF: As indicated on the attached density study report, there are 7 possible housing density units / splits remaining available under the town density policy. If the petition is approved, 5 possible splits will remain available. Staff recommends approval with the following condition:

1. Development on the property shall be located outside of the environmentally sensitive areas. The final CSM shall depict the general location of the environmentally sensitive areas.

TOWN: The Town Board approved the petition with no conditions.